

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
FEBRUARY 27, 2017
NRD-2016-0044
1715 Summit View Place
Old West Austin

PROPOSAL

Construct a new house and auxiliary dwelling unit.

PROJECT SPECIFICATIONS

The proposed house will be two stories with a painted brick exterior, tile hipped roof, and limestone trim around the door and as a wainscot. Fenestration will be aluminum-clad wood windows, and there will be a standing-seam metal awning over the central three bays of the house. A “Juliet” balcony from the former house on this site will be re-used on the back of the house.

The accessory dwelling unit will be built at the back of the property with access from Hartford Road rather than from Summit View Place. The auxiliary dwelling unit will be two stories, with hardi-plank siding, wood trim, aluminum-clad wood windows, and a hipped standing-seam metal roof.

STANDARDS FOR REVIEW

The Old West Austin National Register Historic District has no design guidelines for new construction. General design principles for new construction within historic districts emphasize compatibility with the size, scale, massing, materials, and fenestration patterns of existing contributing buildings.

STAFF RECOMMENDATION

Approve as proposed. The applicant has gone to great lengths to design a house that hearkens back to the former house on this site in terms of scale, massing, form, and materials, and is compatible with the character of the historic district. The applicant has further shared the plans with the members of the Certificate of Appropriateness Review Committee, who agree that the design is compatible with the architectural character of the historic district.



1" = 154'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2016-0044
LOCATION: 1715 Summit View

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